

A fabulous large village house with charm and rental possibilities.



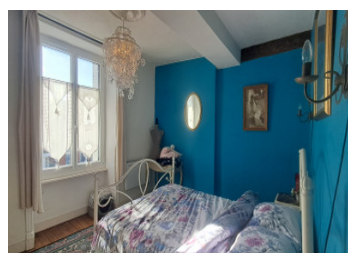
INFORMATION

Town:	Montsecret-Clairefougère
Department:	Orne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	679 m2

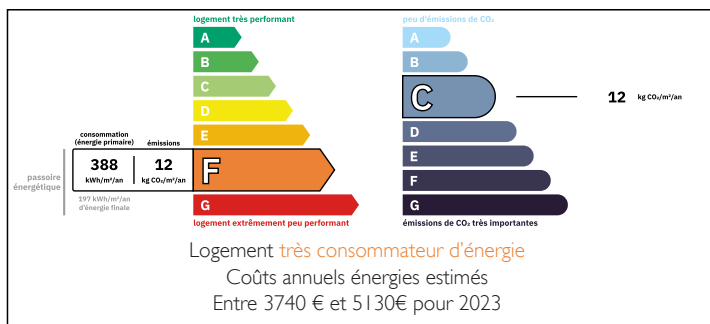
IN BRIEF

Discover the charm of Montsecret with this incredible property offering two properties or lettings for the price of one! Recently renovated to a high standard, they beautifully blend modern comforts with original features. With brand-new electrics, electric heating, new double glazing and the convenience of mains drainage, these homes are move-in ready.

Located in the picturesque village of Montsecret, you'll enjoy a vibrant community with a local shop/café/bar just steps away—perfect for your morning coffee and croissants. Within 1 km, you'll find charming bars and restaurants, while the village itself boasts a primary school, a public swimming pool, and a leisure horse-riding facility. The proactive and friendly Mayor ensures a welcoming environment for all residents.

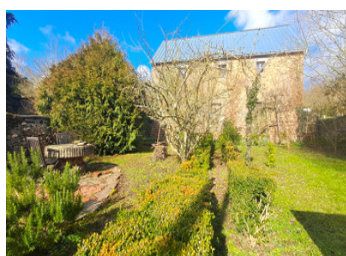
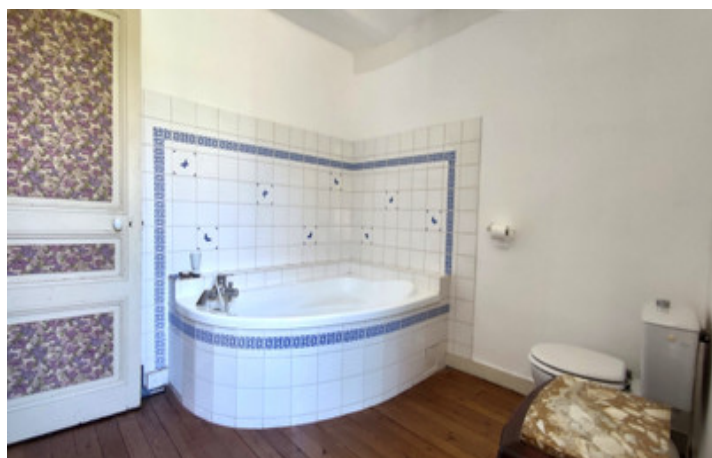


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Conveniently Located

5 km to Tinchebray: Supermarket, bars, restaurants, doctors, cinema, schools, and more.

10 km to Flers: Larger town with train connections to Paris (2 hours) and Granville (50 minutes), major supermarkets, shopping, and dining galore.

Additional Features

Two large garages located just 100 meters from the property.

A private vegetable garden/allotment just 200 meters away—a tranquil space for gardening enthusiasts!

This is a rare opportunity to own two lovely homes in a charming village with everything you need close by. Whether you're looking for a permanent residence, holiday retreat, or investment property, this gem offers incredible value and potential.

The houses comprise as follows:-

House 1

On the ground floor;

An entrance hall - 4.5m².

A lounge - 20m².

WC - 2m².

Kitchen - 7m².

Dining room - 11.5m².

On the first floor;

Bedroom 1 - 9.2m².

Bedroom 2 - 15m².

Bedroom 3 - 11.5m².

Bathroom - 7.6m².

On the second floor;

Loft space - 19m² (habitable space).

House 2

On the ground floor;

Living room - 24m².

On the first floor;

Bedroom 4 22m².

Bathroom - 3.8m².